

North Beach Master Plan Community Workshop Survey December 4, 2003
Summary Analysis (Draft)
December 23, 2003

Vision Statement

The respondents overwhelmingly support (97%) the North Beach Master Plan Vision Statement and agree (92%) that the vision should emphasize the residential character of the community.

Retail/Commercial

A substantial majority (79%) said that retail/commercial development in North Beach should be of moderate scale to service North Beach residents as well as surrounding communities. They clearly rejected big box retail stores, or even department stores. A large majority (84%) said they would like a bookstore, such as Barnes & Noble or Borders. Sixty three percent (63%) said they would like a home furnishings store, such as Pier 1. Several respondents (14) mentioned that they would welcome coffeehouses, such as Starbucks. Others (10) wish for the stores to be independently owned, rather than national chains. To that end some respondents would prefer a bookstore, such as Books and Books.

There was a resounding yes (93%) to a strong North Beach Town Center with new retail, restaurant and commercial development on 71 Street, as well as to the City providing incentives to attract development there (87%). Support is still strong for the City to also offer incentives to attract a new full-service supermarket to the area (66%). Quite a few (14) wish for an upscale or gourmet food market, such as Trader Joe's or Epicure. It is not known whether the upscale food market is desired in addition to a full-service supermarket.

Transportation

A majority (54%) would like the City to pursue implementation of the Collins Avenue two-way boulevard proposed for 79th to 87th Streets, and even more respondents (66%) were interested in restoring two-way traffic flow to Collins, Harding and Abbott Avenues through all of North Beach. However, there is strong indication that

the community needs further information and clarification. To that end, the Planning Department recommends that a follow-up community workshop be scheduled in the near future.

Residential

The respondents strongly support the City in taking steps to protect the scale and character of the existing one and two-story multifamily residential neighborhoods (85%).

The message regarding residential development on the “West Lots” is not as clear cut. Fifty one percent (51%) does not wish to see residential development there. Thirty two percent (32%) said they would like to see it and (17%) said they need additional information. Several respondents (12) said the “West Lots” should be used for civic purposes and others (10) said they should be left as open space. Several respondents (11) indicated that retail, commercial or mixed use with parking should be allowed as long as the height, scale and density are kept low. It is not readily apparent how “mixed use” is defined in the minds of these respondents, for example, whether it includes residential.

The respondents realize that if the existing character of the residential neighborhoods is to be protected, the need for parking must also be addressed. They very strongly support (91%) the idea of the City investing in additional parking within residential neighborhoods, although many said this should be done with certain conditions and limitations.

The workshop was attended by over 100 persons, 61 of which turned in their questionnaires. Percentages were tabulated from responses to multiple choice questions. Absolute numbers were obtained by aggregating like responses to open ended questions and/or comments volunteered by respondents. For details see Results of the December 4, 2003 North Beach Master Plan Community Workshop Survey available at the Planning Department (305) 673-7550 or on the City’s website www.miamibeachfl.gov.